

**CAPSULE SUMMARY**  
**Donaldson-Steuart House**  
**10 Francis Street**  
**AA-498**

The Donaldson-Steuart House at 10 Francis Street was originally constructed between 1708 and 1715 as a 1-1/2-story, one-room building covered with a gambrel roof. The modest structure, constructed by merchant Henry Donaldson, was set at an angle to Francis Street on a section of land that was originally set aside by Governor Francis Nicholson in 1696 for the erection of a Free School. Leased to Dr. George Steuart in 1738, the building served as a single-family dwelling until 1774, when it was substantially enlarged and converted into a tavern and boarding house, known as the Sign of the Indian King. By the early to mid-19th century, the Donaldson-Steuart House returned to its original use as a dwelling and between 1854 and 1875 was significantly altered to reflect Federal-era stylistic tendencies. In 1883-1885, the dwelling was again "modernized" with Victorian detailing.

Today, the dwelling appears from the front as a two-story, five-bay, central-passage-plan house covered with a gable roof with a flare at the eave, and from the rear as a 1-1/2-story gambrel-roofed building. Set upon a brick foundation of English bond with a molded watertable, the house is constructed of brick laid in both Flemish and English bonds that has been clad on the facade with scored stucco. Paired brick interior and exterior end chimneys project from the northwest and southeast side elevations.

Located on land that was originally set aside for the Free School, the Donaldson-Steuart House occupies one of the most important sites in the history of Annapolis and survives as one of the city's most intriguing and architecturally complex dwellings.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY

Inventory No. AA-498

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1. Name of Property

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historic name Donaldson-Steuart House

other names The Sign of the Indian King

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2. Location

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street & number 10 Francis Street not for publication     

city or town Annapolis vicinity     

state Maryland code MD county Anne Arundel code 003

zip code 21401

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3. State/Federal Agency Certification

N/A

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4. National Park Service Certification

N/A

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5. Classification

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Ownership of Property (Check all that apply)

☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

Number of Resources within Property

Contributing      Noncontributing

<u>1</u>	<u>    </u>	buildings
<u>    </u>	<u>    </u>	sites
<u>    </u>	<u>    </u>	structures
<u>    </u>	<u>    </u>	objects
<u>1</u>	<u>    </u>	Total

Is this property listed in the National Register?

Yes ☒ Name of Listing Annapolis Historic District  
No ☐

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Commerce/Trade</u>	<u>Restaurant</u>
	<u>Specialty Store</u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>

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7. Description

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Architectural Classification (Enter categories from instructions)

Georgian (Victorian detail added)

\_\_\_\_\_

\_\_\_\_\_

Materials (Enter categories from instructions)

foundation	<u>Brick and Stone</u>
roof	<u>Standing Seam Metal</u>
walls	<u>Brick: English Bond</u>
	<u>Brick: Flemish Bond</u>
other	<u>Stucco</u>

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 7-1

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8. Statement of Significance  
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

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Areas of Significance (Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1708-1715

1774

1854-1875

1883-1885

Significant Dates 1708-1715

1774

1854-1875

1883-1885

Significant Person (Complete if Criterion B is marked above)  
\_\_\_\_\_

Cultural Affiliation Undefined  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Unknown  
\_\_\_\_\_

Narrative Statement of Significance (Explain the significance of the property.) See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

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#### Maps and Drawings

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10. Geographical Data  
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Acreage of Property less than 1 acre

**Verbal Boundary Description (Describe the boundaries of the property.)**

The property designated as 10 Francis Street occupies Parcel 828 on Tax Map 4-6.

**Boundary Justification (Explain why the boundaries were selected.)**

The building located at 10 Francis Street has been historically associated with Parcel 828 since a portion of the building was constructed in the years between 1708 and 1715.

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11. Form Prepared By  
=====

name/title Kim Williams & L. Trieschmann/Architectural Historians  
organization Traceries date June 15, 1995  
street & number 5420 Western Avenue telephone (301) 656-5283  
city or town Chevy Chase state MD zip code 20815  
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12. Property Owner  
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name Adele P. Rubin and Eve A. Noon, Trustees  
street & number 10 Francis Street telephone \_\_\_\_\_  
city or town Annapolis state MD zip code 21401  
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The Donaldson-Steuart House at 10 Francis Street has undergone four significant periods of construction. The house was originally constructed between 1708 and 1715 as a 1-1/2-story, one-room building covered with a gambrel roof. By 1774, the house was substantially enlarged to become a central-passage, double-pile plan structure that was converted from a single-family dwelling into a tavern and boarding house. The Donaldson-Steuart House was further altered in the period between 1854 and 1875 by the addition a wing to the northwest end of the house and the raising of the roof from 1-1/2 to two stories on the front part of the building. During this phase of construction, the facade of the dwelling was stuccoed and scored and given a Federal appearance. The final phase of alterations which occurred between 1883 and 1885 included the construction of a bay window, an entry portico and Victorian detailing.

#### **SITE**

The Donaldson-Steuart House, located at 10 Francis Street, is sited on the northeastern side of Francis Street, midpoint between State Circle and Main Street. It is a freestanding building, though the northwest wing to the house, built between 1854 and 1875, is presently an independently owned building designated as 12 Francis Street. The southeast elevation of the Donaldson-Steuart House is separated from the commercial building next door at 6-8 Francis Street by a five-foot passage-way leading to the rear of the property.

#### **HISTORIC APPEARANCE**

##### **PHASE ONE:**

As originally built in 1708-1715, the Donaldson-Steuart House was an unpretentious, 1-1/2-story, two-bay square brick<sup>1</sup> building. Set upon a raised brick basement, the building had a side entry plan with an interior end chimney. The house was covered by a gambrel roof with two shed-roof dormers. The interior of the building consisted of a single room on the first floor (the parlor of the central-passage house today), finished with paneled yellow pine

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<sup>1</sup> The bonding pattern of the original brick walls of the house is not apparent; all of the walls are encased in later additions or, on the interior, covered with panelling. The basement has been finished, leaving no access to the exterior walls.

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walls, typical of Early Georgian period design.<sup>2</sup>

PHASE TWO:

In 1774, the one-room dwelling was enlarged and converted into a tavern and boarding house. As altered, the building incorporated the one-room house into a central-passage, double-pile plan structure which measured 50 feet by 38 feet. The building was constructed of brick laid in English bond and was covered with a gambrel roof featuring paired interior and exterior brick chimneys on each end wall.

In addition to the extension to the main body of the house, a frame wing addition was erected on the southeastern elevation during this period. There is no known documentation of the appearance of the wing that was primarily used as commercial space. According to the 1798 Federal Direct Tax, the property consisted of 1/4 acres and also contained a brick kitchen 32 feet by 16 feet and a frame stable 26 feet by 32 feet.<sup>3</sup>

PHASE THREE:

Between 1854 and 1875, another wing was erected on the building, this time to the northwest elevation. This wing (currently designated 12 Francis Street) is a 1-1/2-story brick structure, covered with a gable roof with paired end chimneys.<sup>4</sup>

It was also during this phase that the house was raised on the front from 1-1/2 to two stories, that the facade was rebuilt and clad with a scored stucco surface, and that the gambrel roof was replaced with a gable with a flare at the eaves. The gambrel roof dating from the 1774 enlargement remained intact on the northeast elevation of the dwelling. While the rear elevation retained its 18th-century appearance, the facade was given a more Federal look.

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<sup>2</sup> The description of the building is based upon a ca. 1876 painting showing Francis Street by Frank B. Mayer and entitled *The Kentish Tavern*, as well as existing historic fabric.

<sup>3</sup> The Federal Direct Tax of 1798, "Charles Steuart," Folio 16.

<sup>4</sup> For a more complete description, see the MHT Form for 12 Francis Street (AA-1321).

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PHASE FOUR:

Between 1883 and 1885, the Donaldson-Steuart House was again altered by the addition of Victorian-style detailing. The notable alterations include the construction of a raised entry porch and a three-sided canted bay window. The modifications significantly altered the appearance of the building by introducing Victorian detailing such as modillions, scrolled brackets, and segmental-arched windows.

**PRESENT APPEARANCE**

**EXTERIOR**

Today, the Donaldson-Steuart House appears from the front as a two-story, five-bay, central-passage-plan house covered with a gable roof with a flare at the eave, and from the rear as a 1-1/2-story gambrel-roofed building. Set upon a brick foundation of English bond with a molded watertable, the house is constructed of brick laid in both Flemish and English bonds that has been covered on the facade and side elevations with scored stucco to obscure the different bonding patterns. Sheathed with standing seam metal, the roof is pierced by five, irregularly spaced shed-roof dormers on the northeast elevation (one of these five is a 20th-century addition). Paired brick interior and exterior end chimneys project from the northwest and southeast side elevations.<sup>5</sup> A smaller interior end brick chimney, serving the kitchen, protrudes slightly off center on the northeast rear elevation.

The facade (southwest elevation) of the Donaldson-Steuart House is primarily a product of the third (1854-1875) and fourth (1883-1885) phases of construction. Raised above ground level, the facade measures 50 feet in length and features a central entry with a single-story Victorian porch before it. Two single window openings from the third phase of construction are located to the south of the central entry, while a projecting bay window with Victorian detailing from the fourth period of construction is located to the north of the central entry. The facade is clad with a scored stucco finish.

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<sup>5</sup> Due to the repairs and reconstruction of the chimneys it is difficult to determine the brick bonding.

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The basement level of the facade is similarly clad with scored stucco and features a small opening on the northern end of the facade with a jack-arched lintel inscribed into the stucco. The basement (or cellar) is reached from the exterior by an entry door located under the front porch and containing a glass and wood paneled door.

The first floor of the facade is divided into five bays. The slightly recessed main entry, located on center, has a wide six-paneled door flanked by sidelights of three-lights over a single panel. The entry porch, located in front of the entry, is ornamented with square Tuscan columns and pilasters, fancy-turned balusters, scroll-sawn brackets, and a boxed ogee cornice.

Two equally spaced, replacement 6/6 wood sash windows with wood sills, interior beaded surrounds, operable louvered wood shutters, and entablature lintels with cyma reversa-molded cornices are located north of the main entry. A three-sided canted bay window that contains paired 1/1 segmental-arched wood sash windows is located to the south of the central entry. The hipped roof bay window is set upon a raised brick foundation that has 2-light awning windows with jack-arched lintels on each of the three sides. The base of the frame bay window is ornamented with applied projecting panels that have scroll-sawn embellishments. The windows are ornamented with guilloche on the surrounds, chamfered sash frames, and multi-beaded, segmental-arched lintels. The cyma recta-molded cornice of the bay window is adorned with equally spaced fluted modillions and brackets, small acorn drops, and fleurs-de-lis.

The second story of the facade has five unequally-spaced openings with 6/6 wood sash windows. The windows are finished with wood sills, interior beaded surrounds, and operable louvered wood shutters. The overhanging eave of the gable roof, dating from circa 1883, has a cornice composed of plain frieze, modillions, and returns on the side elevations.

The southeast side elevation, fronting a five-foot wide passageway, is currently in a severe state of deterioration. Partially parged to conceal alterations and infills, the elevation is constructed of brick laid in Flemish bond towards the front wall of the building, and laid in English bond towards the rear, or eastern end of the wall. A large, semi-circular arched opening with paired 2/2 windows is located midpoint between the pair of chimneys on the

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first story, while a single 9/6 window is located at the far eastern end of the wall. The second story, accentuated by the projecting brick beltcourse, has two 6/6 wood sash windows. Historically, the easternmost window was a door that provided access to the south wing addition constructed in 1774. Set within the attic story is a paired 1/1 wood sash window.

The northeast rear elevation, facing the sloping rear yard of the property, survives for the most part in its 1774 form, creating a striking contrast to the facade. Constructed of brick laid in English bond, this rear elevation is divided into six unequal bays of openings, including two doors and four windows. An off-center entry with a wide four-light over two paneled door set on a stone sill has two 9/9 windows to the east and one 9/9 window immediately next to it to the west. Another entry, topped by a large single light transom and featuring a four-paneled wood door that leads to the kitchen, and a standard-size 6/6 window, are located toward the far western end of this rear wall. Equipped with operable louvered shutters, the 9/9 windows have wood sills, straight lintels and are trimmed with interior beaded surrounds. They all date from the 1774 period of construction.

The cellar is reached through a bulkhead entrance, covered with double metal doors and located just north of the central entry.

Covered by the original 1774 gambrel roof, the second story has three shed roof dormers with 6/6 wood sash windows and operable louvered shutters. The dormers are asymmetrically placed to the window openings on the first story. A contemporary shed roof dormer with a paired two-light awning window has been inserted at the southernmost end of the elevation. Extending from the peak of the roof is a single shed roof dormer with a 6/6 wood sash window, providing additional light to the attic. All of the window openings are trimmed with interior beaded surrounds and wood sills.

The northwest side elevation, partially visible above the wing addition known as 12 Francis Street, is constructed of brick laid in English bond. The second story of the elevation contains a single 6/6 wood sash window to the east of the exterior end chimney. The window opening is trimmed with interior beaded surrounds and has the hardware necessary for operable shutters. The attic story has a single 6/6 wood sash window, surrounded by repaired brickwork.

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**INTERIOR:**

The Donaldson-Steuart House has a central-passage, double-pile plan. The first floor contains four rooms (the northwest parlor of which is the original 1708-1715 room comprising the one-room house) and a T-shaped hall. The central hall opens onto rooms on either side and runs from the main entry of the house on Francis Street to the rear yard. At the end of the northwest front parlor and the exterior wall of the original 1708-1715 structure, the hall extends to the northwest; this juncture is marked by a segmental-arched opening. An enclosed quarter-flight stair is located at the north corner of the hall. The floor of the wide central hall is comprised of 6" to 7" wide yellow pine boards. Evidence of an alteration or repair to the floor boards can be found at the eastern end of the hall near the rear entry. The ogee-molded baseboards, approximately 8" in height, are the same throughout the hall, save the interior wall enclosing the stair at the rear of the hall. The baseboards found on this wall date from a later period and have a modest beaded cap.

The original 1708-1715 building on the site, is the northwest parlor room of the house. It is enclosed on all four sides by two-foot thick brick walls laid in Flemish bond. The floor is sheathed with five-inch wide yellow pine boards. The walls are elaborately paneled in yellow pine, a common Early Georgian custom dating from 1700-1780.<sup>6</sup> Above the simple quadrant beaded baseboards are two tiers of panels, the square paneled wainscotting and the vertical paneled field. The panels are surrounded by an interior beaded molding with center fields that are raised beyond the plan of the stiles and rails. The wainscotting cap has a bolection molding. The narrow crown molding consists of a cyma recta-molding above a cyma reversa-molding.

Two narrow closets are located against the northwest wall, flanking the projecting chimney breast. The openings of the original closets have very narrow molded trim. The closets have built-in shelves, wrought-iron HL-hinges, and button-pull knobs.

Two interior doors, located in the northeast and southeast walls,

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<sup>6</sup> Elizabeth Cromley and Stephen Calloway. *The Elements of Style, A Practical Encyclopedia of Interior Architectural Details*. (New York: Simon and Schuster, 1991), pp. 72-73 and pp. 85-87; Natalie Shivers. *Walls and Moldings: How to Care for Old and Historic Wood and Plaster*. (Washington, D.C.: The Preservation Press, 1990), pp. 24-27.

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provide access to the parlor. The entry door located at the center of the northeast wall has six panels, raised on one side and plain on the other. One-inch thick, the upper panels of the door have been replaced by glazing. The trim around the openings is an architrave with a single fascia. The door retains its original wrought-iron HL-hinges and lock box with metal knobs. The entry door on the southeast wall, leading to the central hall, has the same architrave surrounds; however, the two-inch door has four panels and presumably dates from the 1854-1875 alterations to the house.

The only significant alteration to the original detailing of the parlor is the late 19th century marble mantel. Located at the center of the northwest wall, the slightly projecting chimney breast is finished with a pair of vertical wood panels above the mantel. The white marble mantel has plain pilasters and frieze with a shallow segmental-arched opening. The mantel was presumably installed during the 1883-1885 alterations.

The south parlor, altered in 1883-1885, has multi-beaded baseboards and surrounds. The windows of the three-sided canted bay has folding interior louvered wood shutters. The projecting chimney breast has a marble mantel with plain pilasters and frieze with a shallow segmental-arched opening.

The southeast parlor appears to have been preserved to its 1774 date of construction, save for the double-wide, segmental-arched opening on the southwest wall and leading into the southeast parlor. The windows in the northeast and southeast walls contain window seats with paneling below that is similar to that found in the northwest parlor. The windows have an interior beaded surround with a back band. Additionally, the southeast parlor retains its original 6" to 7" wide pine wood floor and 8" baseboards. Dating from the 1883-1885 alterations, a black marble mantel has been added to the southeast wall and an ornamental plaster modillion has been applied to the ceiling. A multi-light shower light fixture with crystal striped ball shades hangs from the modillion. The north parlor, containing a contemporary kitchen, retains no historical detailing.

The doors to the northwest and southeast parlor have interior beaded surrounds with a back band. The altered double entry to the southeast parlor has molded pilaster surrounds with an enclosed transom and louvered wood doors. The hall extending midpoint to

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the northwest has a wide single entry. The entry has a nine-light with cross mullions over two vertical panels. Above the door is a single-light hopper transom. The opening is trimmed with rounded surrounds and narrow interior beading. Located in the northwest hall, at ceiling level, is the original 1774 door bell. Connected to the pull-knob at the main entry door, the metal bell is attached to a coiled metal strip. The central hall is finished with a narrow bolection-molded crown molding.

The enclosed quarter-flight stair, located at the north corner of the hall, was originally open as evidenced by the variation in baseboards and the commencement of the 1774 reeded chair rail on the enclosing south wall of the stair. The enclosed stair is composed of yellow pine risers and treads with round nosing. Square-edged walls stringers run along both the north and south walls of the stair. The south wall is finished with vertical boards extending up to the side-beaded chair rail. The 1774 reeded chair rail commences above the side-beaded chair rail about the fourth step from the top. The north wall has the reeded chair rail running from the first floor to the second floor.

The second floor contains six bedrooms and two contemporary baths created from the seventh bedroom. The bedrooms are placed three on either side of a long central hall that runs from the southeast to the northwest of the dwelling. The hall contains narrow pine wood boards and a simple round-edged baseboard. The window on the southeast wall of the hall, located off center, has an interior beaded surround with back banding. The change in the baseboard and the repair in the plaster below the window, in addition to the repair visible on the exterior, indicate that the window was once a door leading to the southern wing addition. The walls of the hall are edged at the ceiling by a beaded crown molding that dates from the 1883-1885 alterations. The entries into the bedrooms are trimmed with an interior beaded surround with back banding. The doors themselves are six-panels with ceramic knobs and lock boxes within the interior of the rooms.

Five of the six remaining bedrooms contain unadorned marble mantels dating from the 1883-1885 period. The rooms have wood floors, round-edged baseboards with quadrant beads, and return beaded chair rails. The windows have interior beaded surrounds with back banding and narrow wood sills. Several of the rooms have single pendant light fixtures with link chains, key sockets, and floral-etched bell shades. The two contemporary baths, located in the



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northern corner of the second floor, have been created by placing a dividing wall in one of the original seven bedrooms.

The yellow pine wood floors of the bedrooms fronting on Francis Street display evidence of the roof alteration and placement of the shed room dormers. When the gambrel roof was removed from the facade of the dwelling in 1854-1875, the dormers were removed and the rooms enlarged to their present configuration.

The steep straight-flight stair at the end of the central hall leading to the attic has been obscured by a four-paneled wood door with a single light transom. The opening is trimmed with a multi-beaded surround. The attic has been finished with wood floors, drywall, and the roof rafters have been concealed. The attic is made up of two large rooms located at either ends of the building and two smaller rooms placed on center at the northeast and southwest walls.

The basement, reached by a narrow quarter-flight stair in the northwest hall of the first floor, has a linoleum floor, acoustical tile ceiling, and vertical beaded paneling on the walls. Chimney breasts project in the northwest and southeast rooms. The basement, used as a photograph shop in the mid- to late 20th century, has been altered to provided sales space, darkrooms, and storage space.

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The Donaldson-Steuart House, located at 10 Francis Street, was originally erected in 1708-1715 by merchant Henry Donaldson. The one-room building was set at an angle to Francis Street on a small portion of land that was originally set aside for Governor Francis Nicholson, who in 1696 allocated the land for the erection of a Free School known as the King William School. Leased to Dr. George Steuart in 1738, the building served as a single-family dwelling until 1774, when it was substantially enlarged and converted into a tavern and boarding house. By the early to mid-19th century, the building was returned to its original use as a single-family dwelling. Between 1854 and 1875, the house was again significantly altered, and in 1883-1885 it received Victorian embellishments. Located on land that was originally set aside for the Free School, the Donaldson-Steuart House occupies one of the most important sites in the history of Annapolis. The house survives as one of the earliest buildings in the city and, along with its complex architectural history, provides important information on the physical growth and development of downtown Annapolis.

#### SITE HISTORY

In the late 17th century, all of Block 13 was surveyed and set aside for Governor Francis Nicholson. Nicholson, influential in the town planning of Annapolis, directed that the newly established town of Annapolis be "surveyed and laid out in the most commodious and convenient parte of the said Towne six acres of Land intire for the erecting a Court House and other buildings as shall thought be necessary and convenient."<sup>7</sup> The land located to the south of the State House, encompassed by State Circle, Main, Francis, and East streets, was specifically set aside for Nicholson, who intended to use the property for a garden, vineyard, and site of a summer house.<sup>8</sup> In 1696, Nicholson allocated a small portion of Block 13, fronting on Francis Street between Main Street and State Circle, for the construction of a Free School known as the King William School.<sup>9</sup>

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<sup>7</sup> "Act for Keeping Good Rules and Order." *Archives of Maryland*, XXXVIII, 1696.

<sup>8</sup> Ibid. It is not certain how the land was actually used.

<sup>9</sup> The term Free School referred to the broad curriculum offered and not to the cost of tuition.

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Located on the northeast side of Francis Street between State Circle and Main Street, the property was designated as the "Free School Land," containing 14,964 square feet. According to the Assembly Proceedings from 1696, Governor Francis Nicholson was:

...excited by a laudable zeal and pious inclination of promoting a Free-School within the Town and Port of Annapolis and being possessed of three lots of land in the said Town, lying to the foot of the State-House Hill, on the eastward thereof, did not only freely give and bestow one of the said lots lying to the southwest side of the said lots, but also the sum of ten pounds sterling for and towards an house to be built thereon, but did also prevail with a certain Anthony, alias William Workman, formerly of Kent-Island, but then of Annapolis, Inn-holder, to advance, give and bestow one hundred and fifty pounds sterling more, for and towards the building of the said house or tenement on the aforesaid lot.<sup>10</sup>

The act further provided that Anthony Workman, together with bricklayer William Freeman from Philadelphia, begin to construct the schoolhouse, that was "...to be held and enjoyed by the said Workman, during his natural life, and afterwards to remain over to the use of the Free-School." In addition to the funding provided by Nicholson, Workman contributed 150 pounds in sterling for the construction of the Free School, and was rewarded for his philanthropy, "by Ordinance of the General Assembly, had Liberty and License granted to him to keep an ordinary in the said house, during his natural life, free and discharged from the payment of the fine [tax] then imposed by law therefore."<sup>11</sup>

The building, constructed on the site of present-day 16 Francis Street, was finished by the middle of 1697, and according to the records of the Assembly, was to be used as an ordinary by Workman and, upon his death, was to be used as the Free School. Based upon a ca. 1860 painting by Frank B. Mayer, this building was 1-1/2-stories in height, four bays wide and two bays deep. It had a gambrel roof sheathed in wood shingles and two exterior end brick chimneys. It is believed that the inn or ordinary was called the Kentish House, due to Workman's association with Kent Island. Workman died in 1708, leaving an estate valued at 1,461 pounds sterling.

<sup>10</sup> *Assembly Proceedings, 1714-1726*. 1715, Chapter IV. [Bacon's Laws] (Chapter I, VII-XIX, XXII-XXXIV, and XXXVI-XLIX, of Acts this Session printed in Volume 30 of Archives beginning at page 225).

<sup>11</sup> *Archives of Maryland, XIX*, p 504.

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**PROPERTY AND BUILDING HISTORY**

Following Workman's death, no claim for the land came from the Rector, Governors, and Visitors of the Free School. As a result, the heirs of Workman retained ownership of the land, using it as rental property. It was during this period, between 1708 and 1715, that the land was occupied, either partially or in whole, by Henry Donaldson. Henry Donaldson, together with his brother James, was a prominent Annapolis merchant during the 1720s and 1730s. Presumably, Donaldson erected a portion of the dwelling located today at 10 Francis Street at that time while subleasing the Kentish House. As originally constructed, 10 Francis Street was a 1-1/2-story, one-room brick structure covered with a gambrel roof. The interior of the building consisted of a single room, finished with elaborately paneled yellow pine walls, typical of the Early Georgian period.

Although the 1696 Assembly ordered that the agreement with Workman and the Free School be recorded in the Journal of the Governor and Council and the House of Delegates of the General Assembly, and enacted into law, it apparently was not recorded in either journal. Because the Assembly agreed to permit Workman to operate a tavern in the building until his death, the Rector, Governors, and Visitors of the Free School were forced to erect a building on School Street in 1701 to house the Free School. In 1715, the Rector, Governors, and Visitors of the Free School petitioned the courts, requesting that the property fronting on Francis Street be officially designated as the Free School Land and ownership rightfully obtained to both structures. King George I granted the petition and ownership of the land returned to the Free School:

...that the aforesaid lot and houses, or tenements thereon erected, shall, in all times to come, be deemed, reputed and taken, to be and remain, and be invested and remain in the aforesaid Rector, Governors and Visitors of the Free-Schools, and their successors, as in an indefeasible estate in fee-simple, for ever, to the use of the Free-School in the City of Annapolis, and to no other use, intent or purpose whatsoever.<sup>12</sup>

The Rector, Governors, and Visitors of the Free School, while retaining ownership of the land, subdivided it into two parcels, leasing them individually. The upper, or northern, parcel extended

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<sup>12</sup> *Assembly Proceedings, 1714-1726.* 1715, Chapter IV.

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44 feet on State Circle and 165 feet on Francis Street. This parcel included the property corresponding today with 38-40 State Circle and 16-28 Francis Street. The lower, or southern, portion of the Free School Land extended to the south, terminating at Main Street. This portion included the parcels presently designated as 2-4, 6-8, 10, and 12 Francis Street.

Account records, dating from 1738, indicate that a parcel of the southern portion continued to be occupied by merchant Henry Donaldson, who held a yearly lease on the land for 8 pounds gold currency.<sup>13</sup> The same accounts document that Dr. George Steuart, who formerly resided on Prince George Street, leased and occupied the Donaldson House at 10 Francis Street for one pound sterling per year.<sup>14</sup> Residing in the modest dwelling until 1772, George Steuart devised it to his son Charles Steuart, who obtained a 21- year confirmatory lease from the Rector, Governors, and Visitors of the Free School in 1773.<sup>15</sup> The following year, in 1774, Steuart subleased the property to Isaac McHard and William Holder. The lease indicated that the lessees were to mend "... the glass of the windows bel. to the demised premises and the locks, bolts, and latches bel. to the doors, and window shutters thereof and small decays of the house."<sup>16</sup> McHard and Holder converted the building into a tavern and boarding house known as "The Sign of the Indian King," advertising in the *Maryland Gazette* in March 1774,

The subscriber begs leave to inform his friends and the general public that he has lately removed from the house he lived in at the Dock and has now opened a tavern in the house where Dr. Steuart formerly lived in Francis Street and opposite to Robert Couden's store, the house is much enlarged and rendered very commodious, the lodging rooms are light and airy, and have most of them fireplaces, there are good stables and yard for the reception of horses and as the house is situated about half way between the Stadt-House and the Dock, it is equally convenient to the gentlemen of the Eastern and Western shores. No expense has been spared to procure every necessary article of the best quality and as he is determined to do everything in his power to oblige, he hopes for the encouragement and approbation of the public...young men may be

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<sup>13</sup> Ridout Papers, Maryland State Archives, MdHR Sc 910.

<sup>14</sup> Ibid.

<sup>15</sup> Chancery Court Papers 11315, dated 1819.

<sup>16</sup> Provincial Court Records of Anne Arundel County, Liber B Folio 385.

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boarded as cheap as at any genteel private boarding house in town and  
may if they choose it be quite retired.<sup>17</sup>

The enlargements to the one-room building resulted in a central-passage, double-pile plan building covered with a gambrel roof and the addition of an end wing, which served primarily as commercial space. The Donaldson House became rectangular in plan, extending five bays long on Francis Street and two bays deep. The Federal Direct Tax of 1798 indicated that the brick building, situated on 0.25 acres, was a single story, measuring 50 feet by 38 feet, with a brick kitchen 32 feet by 16 feet and a frame stable 26 feet by 32 feet. Additionally the building had a "frame part adjoining the above house to the offices of Mr. Green."<sup>18</sup> The commercial wing addition was occupied by a printing shop of the *Maryland Gazette* and post office, a storehouse, a tailor shop, and many other enterprises benefitting from the close proximity of Main Street. At the times the Federal Direct Tax was conducted James Thomas leased and occupied the dwelling.

In 1784, St. John's College was founded as a separate entity. When addressing the college's charter, the Maryland Assembly decided to merged the College with the King William Free School. As a result, St. John's College obtained the privileges and rights to the Free School Land. In 1788, the southernmost end of Francis Street, where it meets Main Street, was sublet to William Caton. Caton, a hair dresser, built a modest dwelling house was on the site of present-day 2-4 Francis Street out of which he operated his business. In 1795, as documented in Chancery Court Papers 1270, William Caton agreed to buy the lower part of the Free School Land from Charles Steuart. By 1819, William Caton defaulted on the agreement to buy the land, which reverted back to the heirs of Charles Steuart, who had died in 1798. George C. Steuart, having obtained ownership of the leased land, sold the lease which included the Caton House, the printing office wing, and the Donaldson House, to Joseph Daley in 1819. The terms of the sale stated that Daley would pay \$2800 for the whole property, retaining \$1100 of the total for the purpose of paying off overdue ground

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<sup>17</sup> *The Maryland Gazette*, March 17, 1774.

<sup>18</sup> Federal Direct Tax of 1798, Folio 16.

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rents to St. John's College.<sup>19</sup> The 1819 Tax Assessment charged Daley with two improved lots in Annapolis, .25 acres, valued at \$2000. The following year Daley died, devising his estate to his wife, Priscilla Daley, who conveyed it to Jonathan Weedon and William Brewer. Brewer, who received 3/4 of the entire lot, was in possession of the property currently designated 10-12 Francis Street. According to the land records of Anne Arundel County, Liber NHG 2 Folio 126, William Brewer leased the dwelling at 10-12 Francis Street to Elizabeth I. Shaw in 1829. Shaw was charged in 1845 and 1849 with one improved lot, valued at \$2000.

Since Steuart and Daley had only partially paid the Visitors and Governors of St. John's College the overdue ground rents, the School authorities entered suit in the High court of Chancery in 1824, cause 11315. No action was taken, therefore in 1853, the Visitors and Governors of St. John's College petitioned the Circuit Courts to obtain the right to their property.<sup>20</sup> The question of ownership was never completely resolved as the College had never occupied or controlled the property since the latter part of the 18th century. The courts, therefore, ordered that the land be sold by Trustees Brice T.B. Worthington and Frank H. Stockett.<sup>21</sup> The appointed Trustees sold the property in September 1854 to Alexander H. Gambrille for \$1300. The property was described as "a house and lot on Francis Street bounded on one side by the property now occupied by John Wesley White, on the other side by the property now occupied by Elihu L. Riley, and bounded on the rear by the property occupied by Philip G. Tchurar, Anne Belle Weems, and Westol Holmes, which said house and lot is now and has been occupied for more than 24 years by Elizabeth I. Shaw."<sup>22</sup>

Alexander H. Gambrille sold the section of land containing the Donaldson House to John Walton on the same day he came into possession of it.<sup>23</sup> John Walton, originally from England, was the

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<sup>19</sup> Chancery Court Papers 11315, dated February 12, 1819.

<sup>20</sup> Chancery Records, Land Office-Court of Appeals; Equity Records of Anne Arundel County, Liber NHG 2 Folio 126.

<sup>21</sup> Anne Arundel County, Equity Case 42, dated 1853.

<sup>22</sup> Land Records of Anne Arundel County, Liber NHG 3 Folio 631.

<sup>23</sup> Land Records of Anne Arundel County, Liber NHG 3 Folio 633.

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owner and proprietor of the City Hotel on the southeast corner of Main and Conduit streets. During the ownership of the Walton family, between 1854 and 1875, the Donaldson House was enlarged again by the addition of a wing on the northwest elevation and the replacement of the gambrel roof with a sloped roof on the facade. The wing addition, present-day 12 Francis Street, is a 1-1/2 story brick structure with paired end chimneys.<sup>24</sup> In 1860, Walton was assessed for six improved lots, valued at \$13,000.

Upon the death of Walton in 1871, the property was bequeathed to his three surviving sons, Edward, Henry Roland, and John Randolph Walton. When the vast land holdings were divided, Edward Walton, and his wife Joanna Mary Brady, obtained full ownership of the Francis Street property, although other members of the family continued to reside in the dwelling. The house remained in the Walton family until 1875, when it was purchased by Mary Welch, the wife of James Welch. Due to financial difficulties, Welch was forced by 1877 to separately sell the northern wing addition, erected in circa 1854-1875, to William Thompson. The land records indicates that the sale included the property on the "...northwest corner of the dwelling house now owned and occupied by her."<sup>25</sup> Although she had successfully sold the wing addition, Welch continued to have financial problems, and eventually defaulted on the mortgage. She was forced to convey the main dwelling at 10 Francis Street to Trustee Richard W. Templeman of Baltimore, who later sold it for \$1930 to Henry Bollman, who held the mortgage.

Henry Bollman resided in the dwelling at 10 Francis Street until 1883, when it was sold to Julianna B. Walton for \$1700. Julianna Walton, the daughter-in-law of one-time owner John Walton, immediately began renovating the dwelling to exhibit the fashionable Victorian-style. The notable circa 1883 alterations include the construction of a raised entry porch and a three-sided canted bay window. The modifications significantly altered the appearance of the Georgian-style building by introducing Victorian influenced detailing such as modillions, scrolled brackets, and segmental-arched windows. After Walton's death in 1894, the dwelling was bequeathed to her son James A. Walton. Walton was the president of the county commissioners and of the Annapolis Banking

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<sup>24</sup> For a more complete description of 12 Francis Street, see MHT Form AA-1321.

<sup>25</sup> Land Records of Anne Arundel County, Liber SH 11 Folio 391



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and Trust.<sup>26</sup>

In 1906, James A. Walton purchased 12 Francis Street, reuniting the wing addition with the main dwelling. According to the city directory, J.A. Walton while residing in the dwelling provided space for The Chesapeake Tribe #38 of the Improved Order of Red Men. After Walton's death in 1945, the reunited property designated as 10-12 Francis Street was inherited by his wife, Gertrude M. Walton.<sup>27</sup> Due to financial problems, Walton was forced to sell the main dwelling in 1948 to Andrew Kramer and George Woelfel, retaining the wing addition at 12 Francis Street as her residence until 1965.<sup>28</sup>

Kramer and Woelfel immediately conveyed the dwelling at 10 Francis Street to Max E. and Adele P. Rubin. The Rubin family, residing in the dwelling for nearly fifty years, converted the basement into commercial space, and used it as a photography studio known as "Little Photo Studio." Following the death of Max Rubin in 1990, Adele P. and her daughter Eve A. Noon were designated as trustees of the property, which currently is for sale.

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<sup>26</sup>McIntire, p. 734.

<sup>27</sup> Will Records of Anne Arundel County, Liber RGP 2 Folio 102.

<sup>28</sup> Land Records of Anne Arundel County, Liber JHH 457 Folio 268.

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**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

**Chronological/Development Period (s):**

Contact and Settlement Period, 1570-2750

Agricultural-Industrial Transition, 1815-1870

Industrial/Urban Dominance, 1870-1930

**Prehistoric/Historic Period Theme (s):**

Architecture, Landscape Architecture and  
Community Planning  
Social/Education/Cultural

**RESOURCE TYPE(S)**

**Category:** Building

**Historic Environment:** Urban

**Historic Function (s):** Domestic/Single Dwelling  
Commerce-Trade/Restaurant  
Commerce-Trade/Specialty Store

**Known Design Source:** Unknown

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**Chain of Title for 10 Francis Street:**

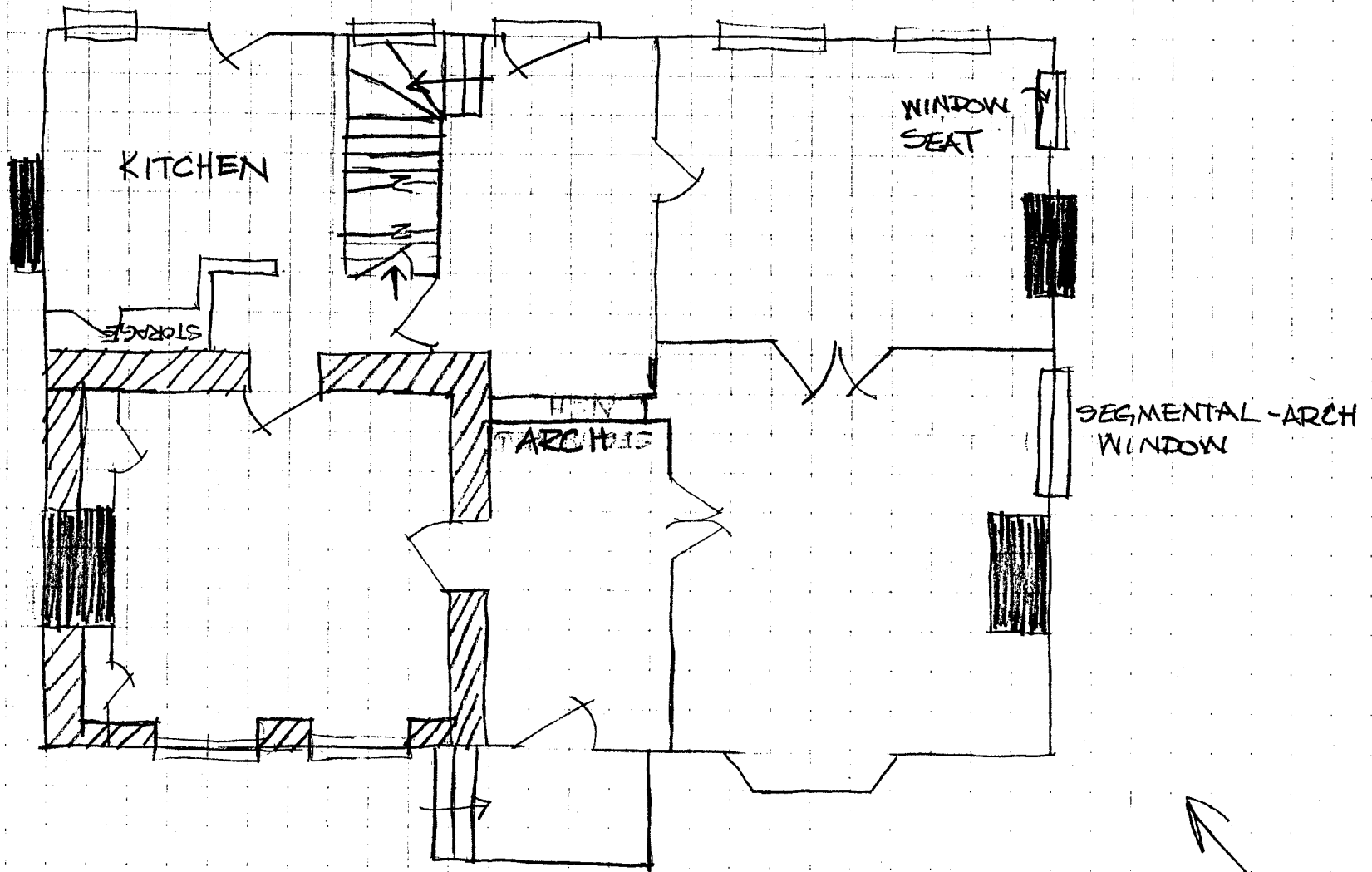
- 1773: Visitors of Free School to Charles Steuart  
All of property now known as 2-12 Francis Street
- 1774: Charles Steuart leases to Isaac McHard for 7 years  
Provincial Court Deeds,  
Liber B Folio 385
- 1795: William Caton buys lower portion of Free School Lot from  
Charles Steuart  
Chancery Papers 1270
- 1819: Caton defaulted and property reverts back to Charles  
Steuart
- 1819: Heirs of Charles Steuart sell to Joseph Daley  
Sale included Donaldson House and Caton House  
Chancery papers 11315
- 1820: Joseph Daley devised to wife, Priscilla Daley
- 1829: Elizabeth I. Shaw lives in dwelling  
Land Records of Anne Arundel County,  
Liber NHG 2 Folio 126
- 1853: Equity Case 41, Visitors and Governors of St. John's  
College versus Elizabeth I. Shaw and William Brewer
- 1854: Equity Case, Visitors and Governors of St. Johns College  
versus Alexander Gambrille
- 1854: Alexander Gambrille to John Walton  
Land Records of Anne Arundel County,  
Liber NHG 3 Folio 633
- 1871: John Walton died and devised his estate among sons,  
Henry, John Randolph, and Edward Walton.
- 1871: Henry Roland Walton and Julia B. Walton, and J. Randolph  
and Margaret Walton to Edward Walton  
Interest in father's estate  
Land Records of Anne Arundel County,  
Liber SH 6 Folio 490

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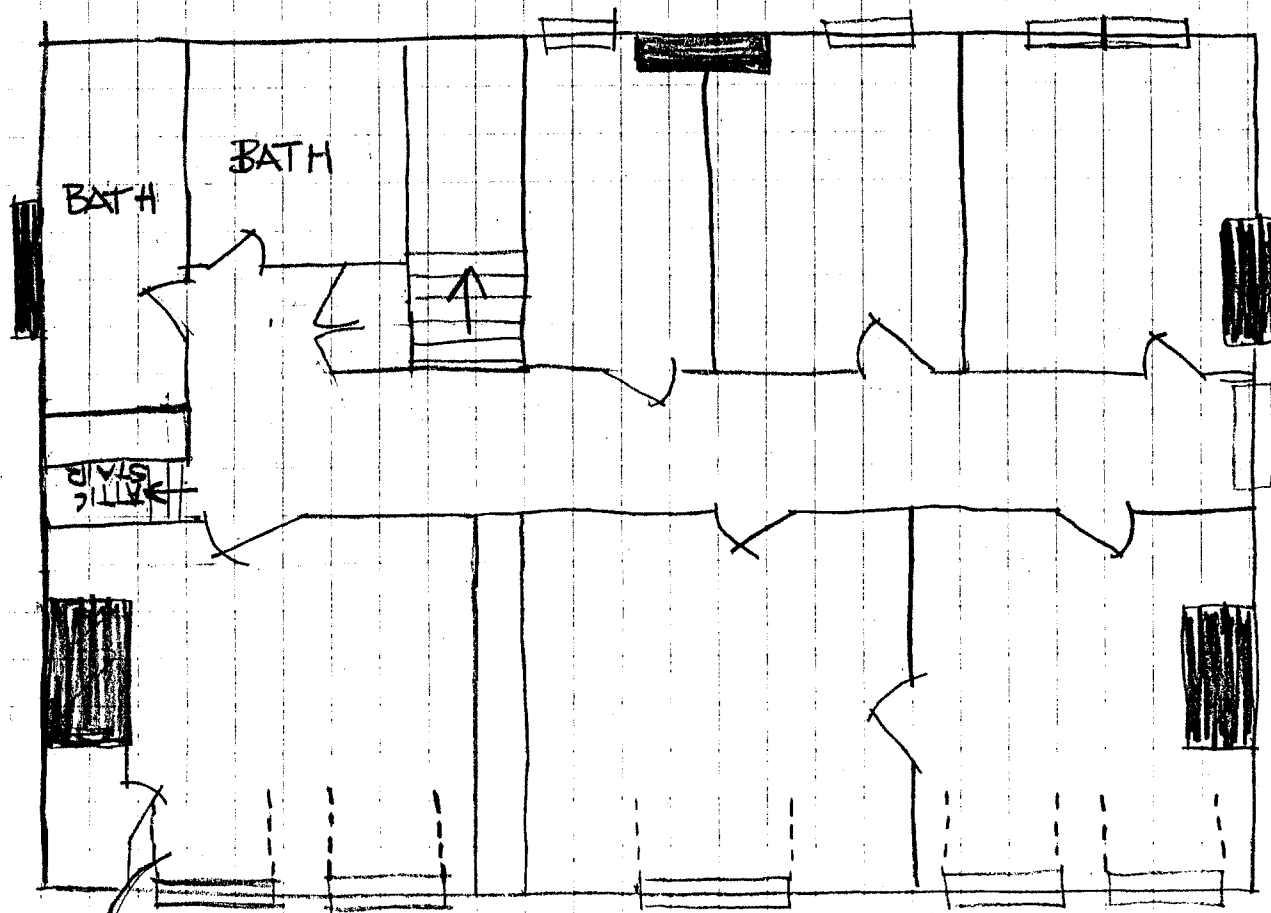
- =====
- 1875: Edward Walton and Joanna R. Walton to Mary Welch  
Land Records of Anne Arundel County,  
Liber SH 9 Folio 263
- 1877: Mary Welch to Richard W. Templeman, Trustee
- 1879: Richard W. Templeman, Trustee, to Harry Bollman  
Land Records of Anne Arundel County,  
Liber SH 13 Folio 566
- 1883: Harry Bollman to Julia B. Walton  
Land Records of Anne Arundel County,  
Liber SH 21 Folio 557
- 1948: Samuel J. Macaluso, et al, assignee for Julia Walton  
estate, to Andrew A. Kramer and George Woelfel  
Land Records of Anne Arundel County,  
Liber JHH 457 Folio 268
- 1948: Andrew A. and Mary E. Kramer and George B. Ruth Woelfel  
to Max E. and Adele Rubin  
Land Records of Anne Arundel County,  
Liber JHH 457 Folio 271
- 1990: Max Rubin estate to Adele P. Rubin and Eve A. Noon,  
Trustees  
Land Records of Anne Arundel County,  
Liber 5265 Folio 189



10 FRANCIS STREET  
FIRST FLOOR

NOT TO SCALE

AA-498



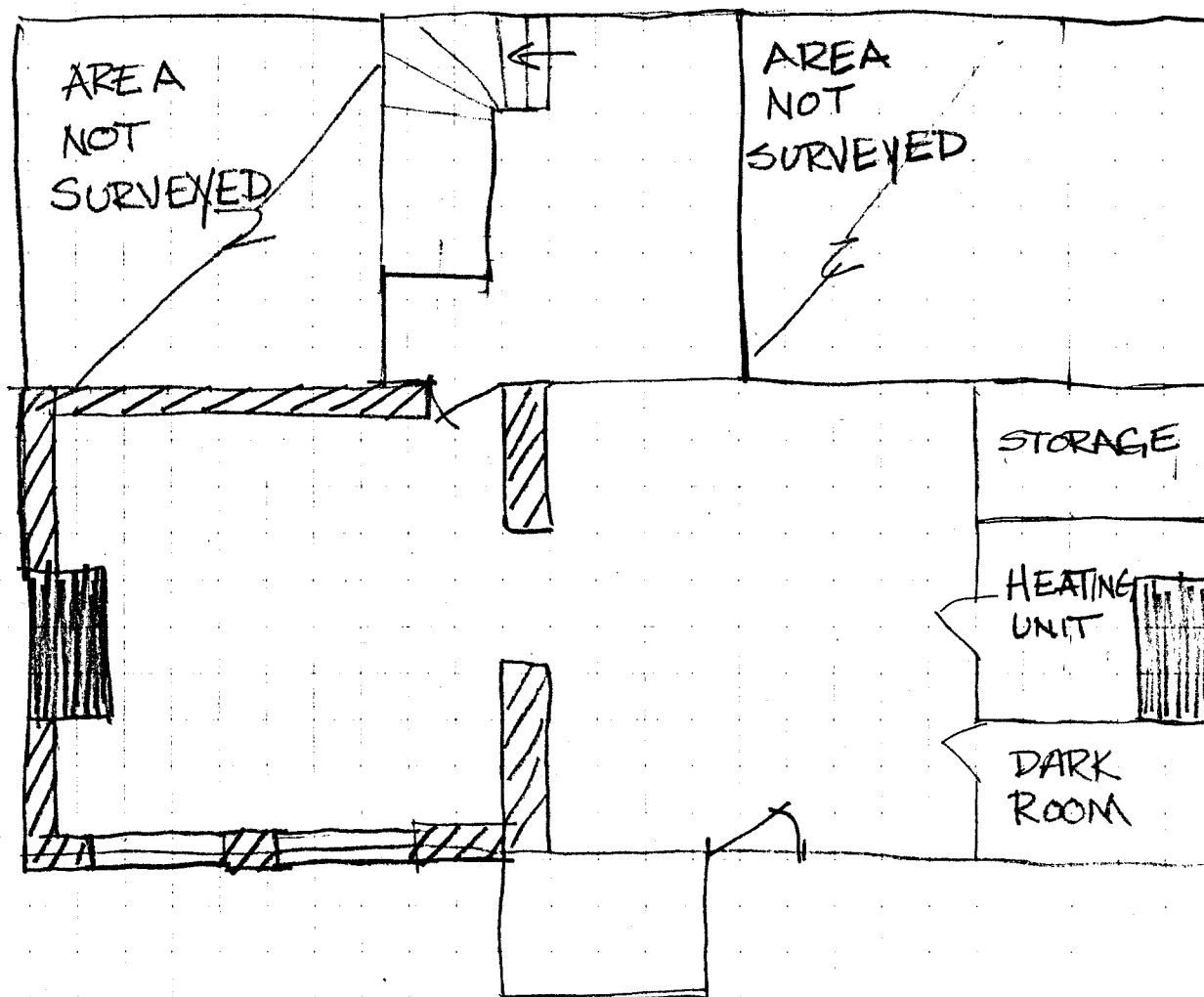
←  
ORIGINALLY  
A DOOR TO  
SOUTHERN WING  
ADDITION

GHOST  
OF PORCHES

10 FRANCIS STREET  
SECOND FLOOR

←  
NORTH  
NOT TO  
SCALE

AA-498

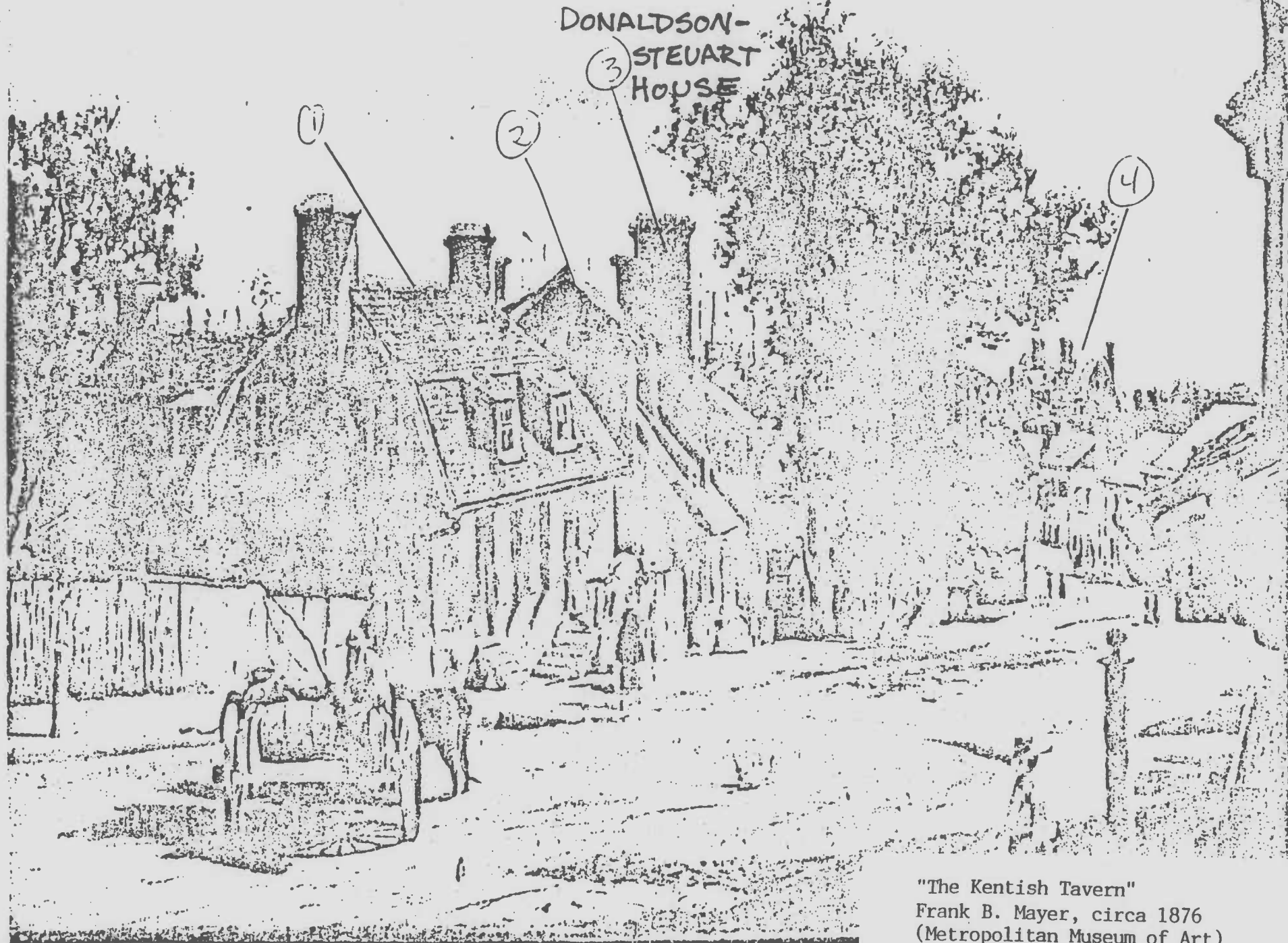


10 FRANCIS STREET  
BASEMENT

NORTH  
NOT TO SCALE

AA-498

DONALDSON-  
STEUART  
HOUSE

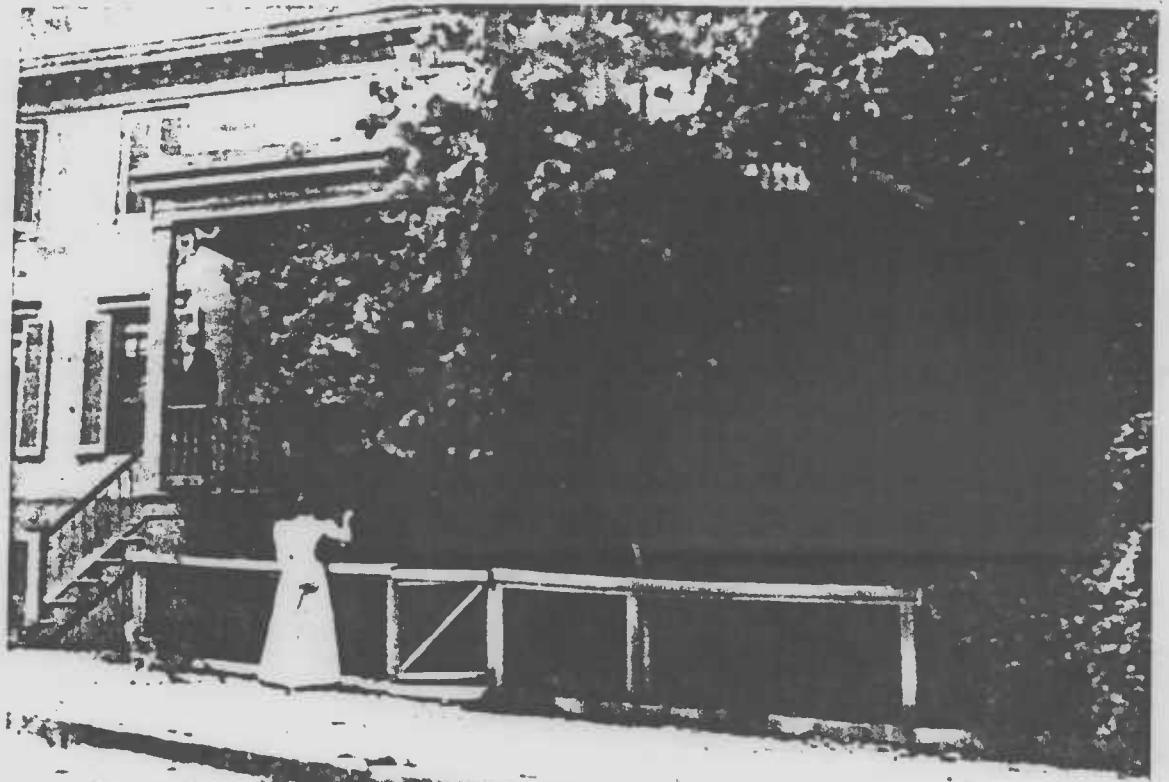


"The Kentish Tavern"  
Frank B. Mayer, circa 1876  
(Metropolitan Museum of Art)

AA-498



DONALDSON-STEUART HOUSE FACADE IN 1891



DONALDSON-STEUART HOUSE FACADE AT PRESENT

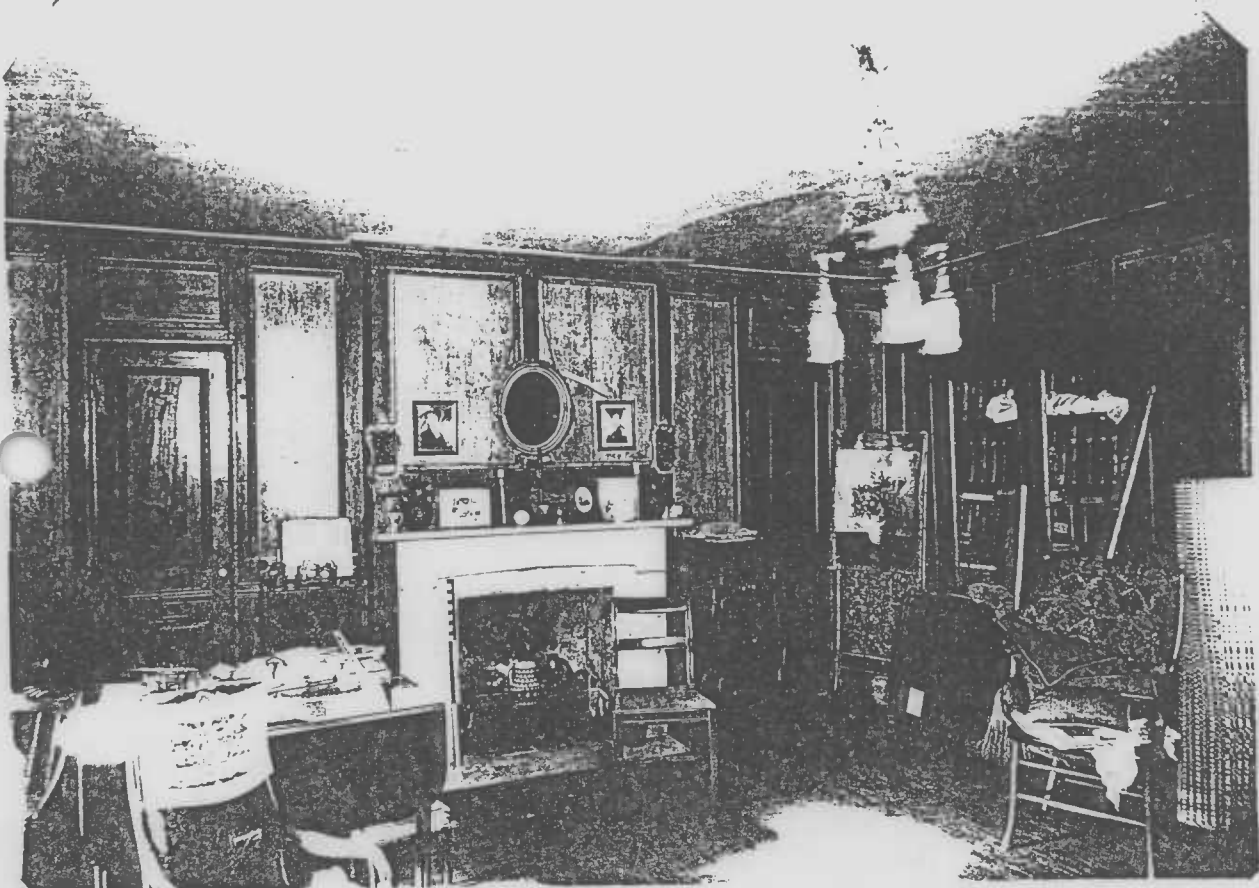


HISTORIC ANNAPOLIS PHOTOGRAPHIC  
COLLECTION

AA-498

AA-498

KING WILLIAM'S SENIOR  
10 FRANCIS STREET  
ANNAPOLIS, MARYLAND



HABS. NO. MD.

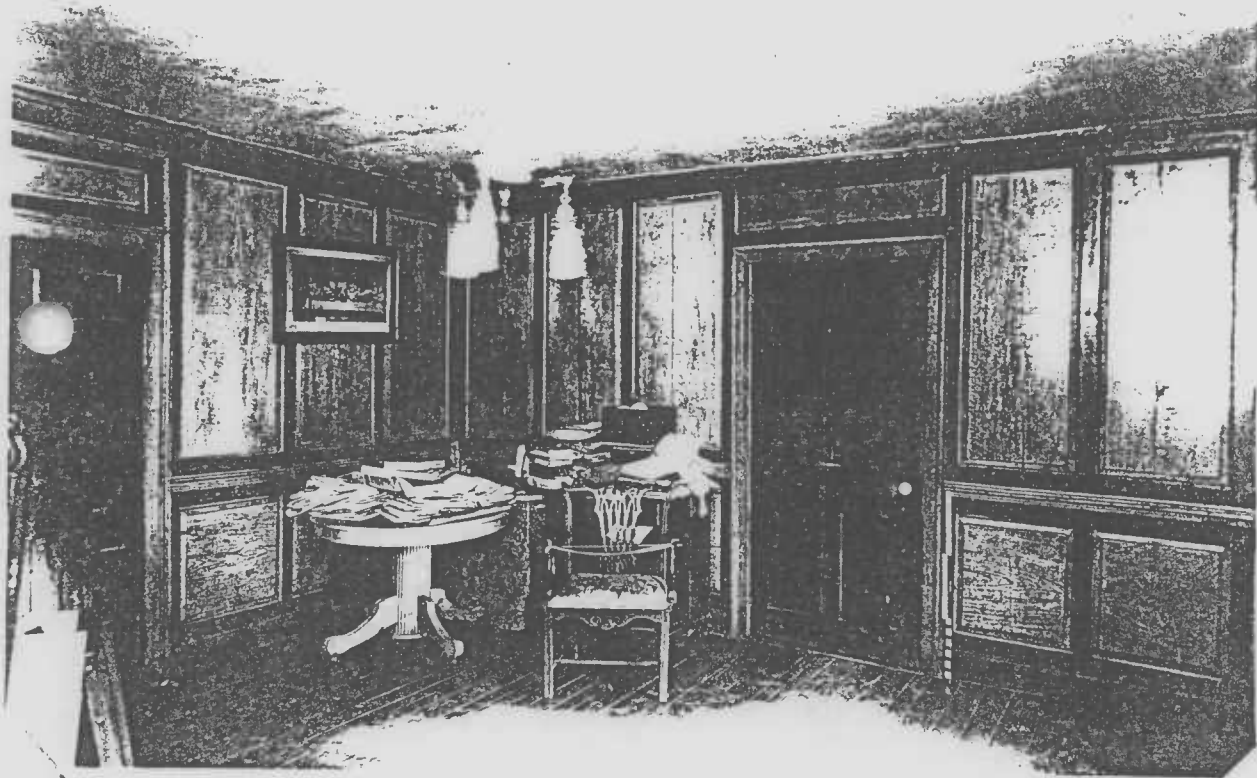
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MD

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39-2.

AA-498

KING WILLIAM'S SCHOOL  
10. Francis Street  
Anne Arundel County  
Annapolis, Maryland



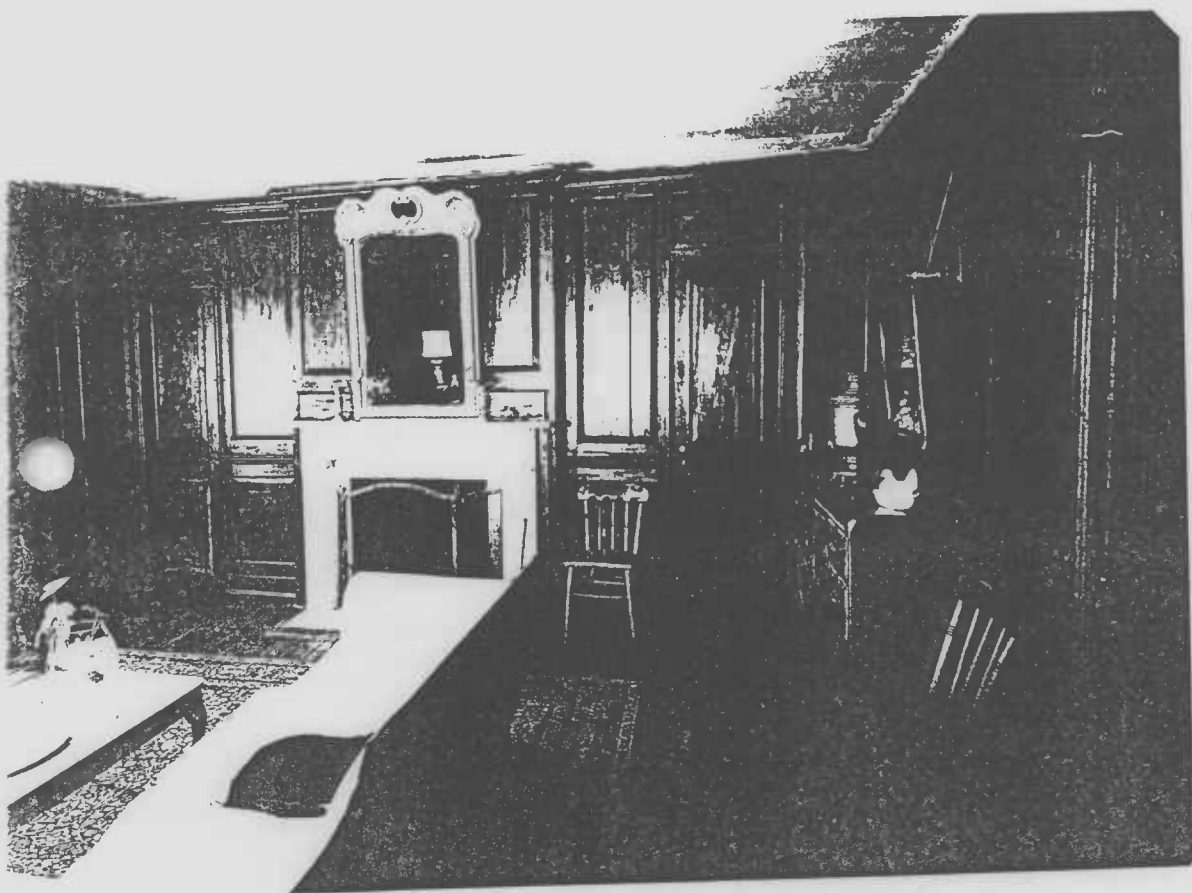
HABS.NO.Md.

HABS  
MD.

2. Anna

39-1

AA-498



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS No. MD-260-1

HABS  
MD,  
2-ANNA,  
39-7

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which will enable  
Attendance  
known, by  
NDO GRIFFITH:  
A GRIFFITH.

ry 23, 1774:  
to be sold by the

servants, among  
men, consisting of  
a shoe-maker,  
a blacksmith, a  
few servant wo-  
men, and a wig.

WHELCROFT.  
on Wednesday  
of elegant mahoe-  
ny, Desk Table,  
W. W.

O N.  
and approved  
and Ireland,  
rived from the  
years practice in  
in particular, in  
repeated oppor-  
the practitioners  
Mrs. Ford near  
y; where he had  
pox by inocula-  
is provided, at  
dors, including  
by his former  
doubts not but  
pass through  
no more  
without any  
ation, or leaving  
frequently hap-  
As the doctor  
this country, he  
as over the dis-  
to him at Mrs.  
with the utmost

T LEMMON.

ables (late War-  
this spring, re-  
fit for city use,  
the country; to  
go. The horse  
twixt the hours  
house door.

box to take off,  
ve either with a  
longing to the  
in saddles, and  
as new, and the  
thorough repair

ient post cha-  
box, is remark-  
rench way, on  
fect by turning

with a crane

King, at his

whereas he has not yet been able to fix the fact by  
positive proof, he hereby promises to pay fifty pounds  
to any person or persons, who shall discover the  
perpetrator or perpetrators of that villainy, so that he;  
or they be convicted thereof, by a due course of law.  
CHARLES CARROLL.

O N Friday the 22d day of April, at the new church  
near Pohick, in Truro parish, Fairfax county,  
Virginia, will be let by the vestry of the said parish,  
to the lowest bidder, the building of a brick vestry-  
house, twenty-four feet long, and eighteen feet wide,  
and the inclosing of the said church-yard, one hundred  
and fifty-eight feet square, with posts, and rails; the  
posts to be of sawed cedar, and the rails yellow pine,  
clear of sap; with three handsome palisade gates; the  
whole to be done in the neatest, and most substantial  
manner.

G. MASON, } church-  
THOMASIN ELLZEY, } wardens.

Annapolis, January 5, 1774.  
To be sold by the subscriber, for ready money, or  
one year's credit, on giving bond upon interest,  
with good security.

W O tracts of land, called Foothold, and Friend-  
ship, lying contiguous to each other, containing  
two hundred and ninety-five acres, lying on the south  
side of Magotty-river, within five miles of Annapolis;  
Also a tract of land called the mountains of Wales,  
containing four hundred acres, lying on the north-  
side of Magotty-river, within three miles of Ma-  
gotty ferry. The above lands are well timbered,  
wooded, and watered, and beautifully situated on  
the river, with some cultivations and improvements,  
they rent for twenty-four pounds per year, are clear  
of incumbrance, (except the tenants leases, which  
will expire the thirtieth of November next) and the  
title indisputable. W. WORTHINGTON.

O be run for at Baltimore town, on the 19th day  
of May next; a purse of fifty pounds, the three  
mile heats, free for any horse, mare, or gelding, car-  
rying weight for age and blood, according to the rules  
of racing; and on the day following, a purse of twenty-  
five pounds, the two mile heats, carrying weight as  
above, the winning horse the first day excepted only;  
two pounds ten shillings entrance for the first day, and  
twenty-five shillings for the second. Subscribers of one  
guinea or upwards, to pay only half entrance; the  
horses to be entered with Mr. Daniel Grant, the day  
preceding each days race, or to pay double entrance.  
The vouchers for each horse's blood and age, to be  
produced before he will be admitted to enter.  
Judges will be appointed to determine the sufficiency  
of the vouchers, and any disputes that may arise.

N. B. Any horse, mare, or gelding, owned or kept  
by William Hams of Anne-Arundel county, will not  
be admitted to start. W 8

Annapolis, March 13, 1774.

THE subscriber intending to leave this province  
early this spring, earnestly requests all per-  
sons indebted to him to make immediate payment,  
and those who have any claims against him for deal-  
ings with his Excellency the Governor, or on his  
own private account, are desired to bring them in  
that they may be adjusted.

JOHN ROBINSON,  
Batter to his Excellency ROBERT EDEN, Esq;  
N. B. Any person having a quantity of good hams  
to dispose of, from 500 to 1000 weight, at 6d. per  
pound, may have a sale of the same by applying as  
above. J. W.

necessary for the accommodation of gentlemen  
horses; he has also provided himself with good  
saddle horses, which he intends letting out; those  
gentlemen which favour him with their custom,  
may be assured of his best endeavours to merit their  
approbation, as it shall ever be his study to please.  
he hopes to gain the favour of the public.

N. B. Horses nick'd and broke; likewise bought,  
sold, or stand at livery.

Alexandria, Feb. 23, 1774.

BAY BOLTON, a full blooded HUNTER,  
WILL stand this next season at Torthorald, my  
plantation, about half way between Alex-  
andria in Virginia and George-Town in Maryland.  
the place he stood at last year, and will cover Mares  
on the same terms; at one guinea the leap and five  
shillings to the groom, or two guineas the season  
and ten shillings to the groom.—I think it need-  
less to describe him, as so many good judges have  
seen him, and agree he is the completest horse that  
has been imported for this country; he is in much  
better order this year than he was last, and is grown.  
—Those who choose to go by the season may de-  
pend on good pasture and great care, but I will not  
be answerable for any mares that may be lost. Last  
season we had twenty-odd mares at a time, some  
laid near a month, none were lost or hurt, and all  
returned in better order than when they came.—  
The money will be expected, when the mares are  
taken away, by

W 6 JOHN CARLYLE.

THE subscriber begs leave to inform his friends  
and the public in general, that he has lately  
removed from the house he lived in at the Dock,  
and has now opened a tavern in the house where Dr.  
Steuart formerly lived, in Francis street, and oppo-  
site to Mr. Robert Couden's store; the house is  
much enlarged and rendered very commodious, the  
lodging rooms are light and airy and have most of  
them fire places; there are good stables and yard for  
the reception of horses, and as the house is situated  
about half way between the Stadt-house and the  
Dock; it is equally convenient to the gentlemen of  
the Eastern and Western shore. No expence has  
been spared to procure every necessary article of the  
best quality, and as he is determined to do every  
thing in his power to oblige, he hopes for the en-  
couragement and approbation of the public.

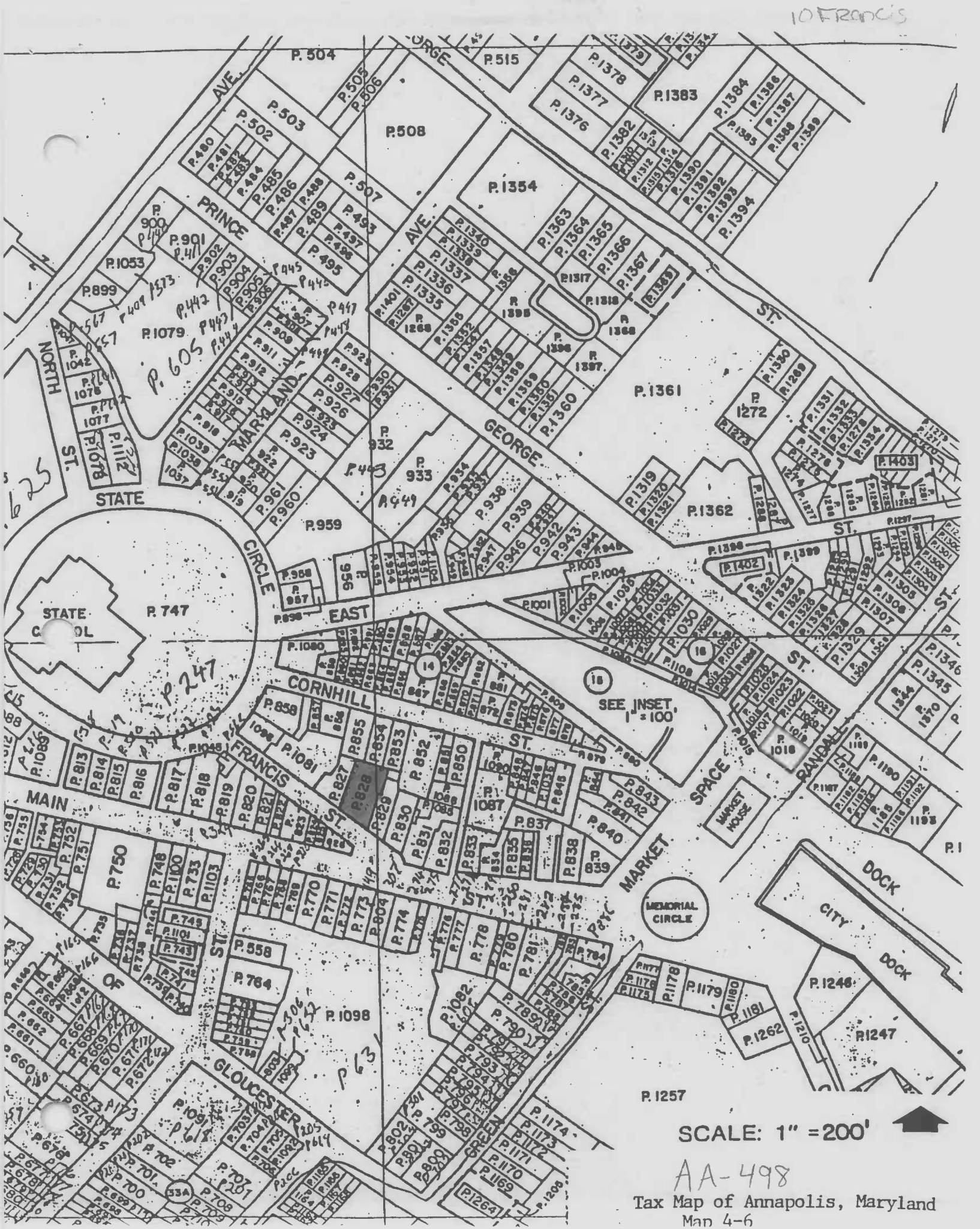
ISAAC M'NARD.  
N. B. Young gentlemen may be boarded as cheap  
as at any genteel private boarding house in town,  
and may if they choose it be quite retired. I. M'N.

FIVE POUNDS REWARD

RAN away from the subscriber, on Sunday the  
4th of March, a servant man named THO-  
MAS M'INERHENCY, a joiner by trade, about  
24 years of age, wears his own hair which is red, is  
much freckled, he is a slim made man, and may be  
known to be an Irishman by his talk, and is about  
5 feet 10 inches high: had on and took with him a  
short light coloured bearskin coat and breeches of  
the same, a pair of reddish coloured cloth breeches,  
double breasted red waistcoat, light gray worked  
ribbed stockings, and was imported into the pro-  
vince in June last by Capt. Caldwell Howard. Any  
person who secures the said servant so that I get him  
again shall receive the above reward and all reasona-  
ble charges.

W. DUCKLAND.





SCALE: 1" = 200'

AA-498

Tax Map of Annapolis, Maryland  
Map 4-6



AA-498  
10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
FACADE, LOOKING NORTH  
1 OF 27





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10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
FACADE, FIRST STORY WINDOW DETAIL  
2 OF 27



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10 FRANCIS ST  
ANNAPOLIS, MD

TRACERIES

JULY 1994

MARYLAND SHPO

FACADE, DETAIL OF BAY WINDOW

3 OF 27



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10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
FACADE, BASEMENT ENTRY  
LOOKING EAST  
4 OF 27



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10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
SE ELEVATION  
VIEW LOOKING NE  
5 OF 27





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10 FRANCIS ST.  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
SE ELEVATION, DETAIL OF FIRST STORY  
6 OF 27



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10 FRANCIS ST.  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
DETAIL OF EAST CORNER AND SE  
ELEVATION, LOOKING WEST

7 OF 27



AA-498  
10 FRANCIS ST.  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
SE ELEVATION AT EAST CORNER  
8 OF 27



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10 FRANCIS ST.  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
REAR (NE) ELEVATION, VIEW LOOKING WEST  
9 OF 27





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10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
NE ELEVATION, ROOF DETAIL, LOOKING WEST  
10 OF 27



AA-498  
10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
NORTH CORNER, VIEW LOOKING SOUTH  
11 OF 27



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10 FRANCIS ST.

ANNAPOLIS, MD

TRACERIES

JULY 1994

MARYLAND SHPO

FACADE AND NW CORNER, LOOKING SE

12 OF 27



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10 FRANCIS ST.  
ANNAPOLIS, MD  
TRALERIES  
JULY 1994  
MARYLAND SHPO  
DETAIL OF ROOF AT WEST CORNER, LOOKING EAST  
13 OF 27





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10 FRANCIS ST.  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
FIRST FLOOR HALL, VIEW LOOKING WEST  
14 OF 27



AA-498  
10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
NW ROOM, FIRST FLOOR, LOOKING NORTH  
15 OF 27



AA-498  
10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SAPO  
NW ROOM, FIRST FLOOR, LOOKING  
NE  
16 OF 27

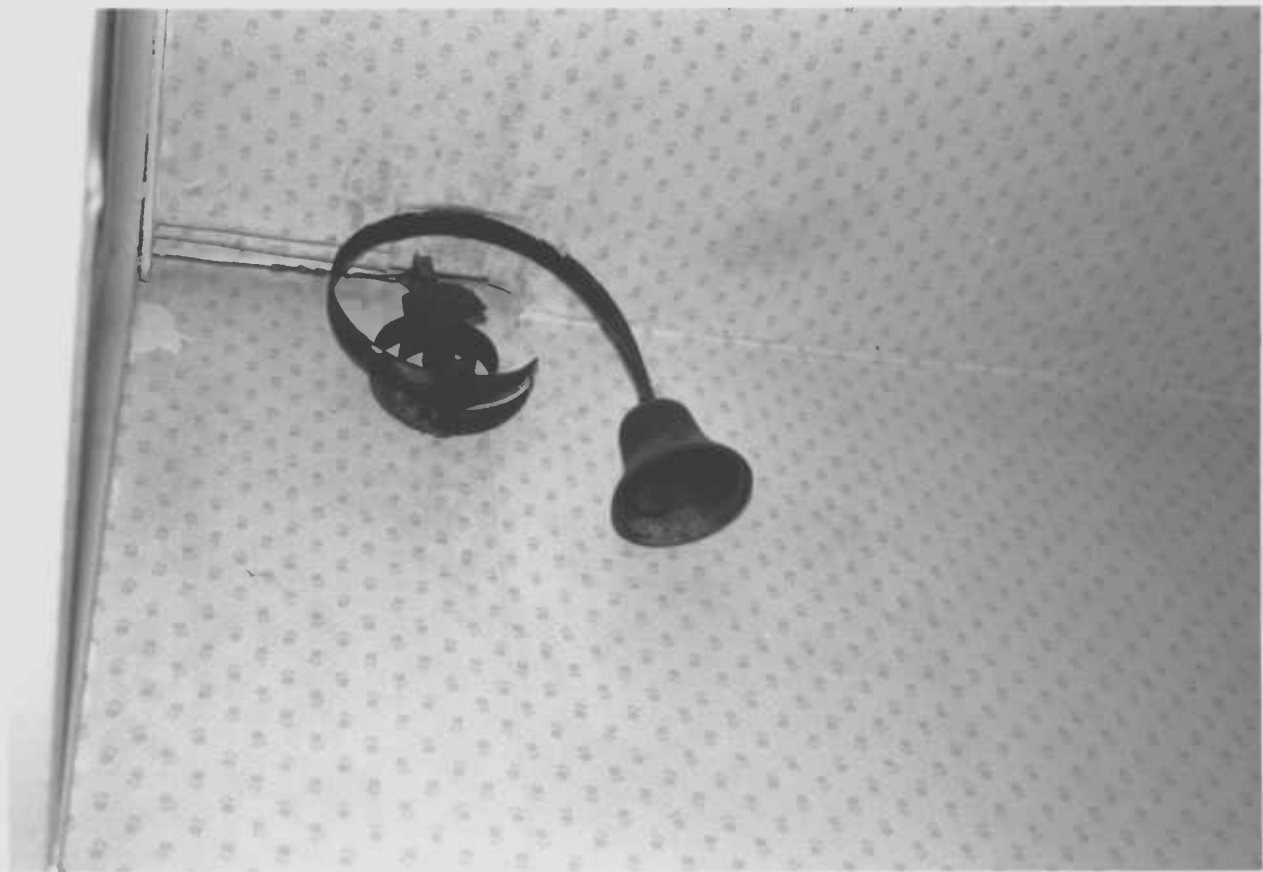


AA-498  
10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
FIRST FLOOR HALL, VIEW LOOKING WEST  
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AA-498  
10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
FIRST FLOOR, INTERIOR DOOR, VIEW  
LOOKING NORTH  
18 OF 27



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10 FRANCIS ST  
ANNAPOLIS, MD

TRACERIES

JULY 1994

MARYLAND SHPO

DOOR BELL, FIRST FLOOR HALL, LOOKING NW

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10 FRANCIS ST.  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
SE ROOM, FIRST FLOOR, LOOKING SE  
20 OF 27



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10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
FIRST FLOOR STAIR, LOOKING NORTH  
21 OF 27





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10 FRANCIS ST

ANNAPOLIS, MD

TRACERIES

JULY 1994

MARYLAND SHPO

ENCLOSED STAIR TO 2ND FLOOR

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10 FRANCIS ST.

ANNAPOLIS, MD

TRACERIES

JULY 1994

MARYLAND SHPO

SECOND FLOOR HALL, VIEW LOOKING NORTH

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AA-498  
10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
SECOND FLOOR HALL, WINDOW  
THAT WAS DOOR TO SOUTH  
WING

24 OF 27



AA-498  
10 FRANCIS ST.  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
SECOND FLOOR, LOOKING NORTH  
25 OF 27





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10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
SECOND FLOOR, LOOKING EAST  
26 OF 27



AA-498  
10 FRANCIS ST  
ANNAPOLIS, MD  
TRACERIES  
JULY 1994  
MARYLAND SHPO  
BASEMENT, NW ROOM, LOOKING NORTH  
27 OF 27

MARYLAND HISTORICAL TRUST  
21 STATE CIRCLE  
SHAW HOUSE  
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET  
Individual Structure Survey Form

SURVEY NUMBER:

AA 498

NEGATIVE FILE NUMBER:

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME: Donaldson-Steuart  
House; Sign of the Indian King

PRESENT USE: Retail/Offices/Apartments

ORIGINAL USE: SF Res/Tavern

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ( )

Good ( )

Fair (X)

Poor: ( )

THEME:

STYLE: Colonial/Victorianized

DATE BUILT:

1694-1696 Altered

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 10 Francis Street

COMMON NAME:

FUNCTIONAL TYPE: Res Map 32 Par 333

OWNER: Max E. & Adele P. Rubin

ADDRESS: 10 Francis Street  
Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:

Yes ( )

No ( )

Restricted ( )

LEVEL OF SIGNIFICANCE: Nat. Reg. ☐  
Local ( ) State ☒ National (X) ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ( ) Brick (X) Concrete ( ) Concrete Block ( )

2. Wall Structure

A. Wood Frame: Post and Beam ( ) Balloon ( )

B. Wood Bearing Masonry: Brick (X) Stone ( ) Concrete ( ) Concrete Block ( )

C. Iron ( ) D. Steel ( ) E. Other:

3. Wall Covering: Clapboard ( ) Board and Batten ( ) Wood Shingle ( ) Shiplap ( )

Novelty ( ) Stucco (X) Sheet Metal ( ) Aluminum ( ) Asphalt Shingle ( )

Brick Veneer ( ) Stone Veneer ( ) Asbestos Shingle ( )

Bonding Pattern:

Other:

4. Roof Structure

A. Truss: Wood (X) Iron ( ) Steel ( ) Concrete ( )

B. Other:

5. Roof Covering: Slate ( ) Wood Shingle ( ) Asphalt Shingle ( ) Sheet Metal (X)

Built Up ( ) Rolled ( ) Tile ( ) Other:

6. Engineering Structure:

7. Other:

Appendages: Porches (X) Towers ( ) Cupolas ( ) Dormers ( ) Chimneys (X) Sheds ( ) Ells ( )  
Wings ( ) Other: Bay at right, first floor

Roof Style: Gable (X) Hip ( ) Shed ( ) Flat ( ) Mansard ( ) Gambrel ( ) Jerkinhead ( )

Saw Tooth ( ) With Monitor ( ) With Bellcast ( ) With Parapet ( ) With False Front ( )

Other:

Number of Stories: 2

Number of Bays: 5

Approximate Dimensions: 55 x 40

Entrance Location: Centered

THREAT TO STRUCTURE:

No Threat (X) Zoning ( ) Roads ( )

Development ( ) Deterioration ( )

Alteration ( ) Other:

LOCAL ATTITUDES:

Positive ( ) Negative ( )

Mixed ( ) Other:

**ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:**

AA-498

Excellent bracketed cornice with frieze band; molded window caps; projecting watertable; excellent bay unit at right with bracketed cornice, elliptical arched windows; panel spandrels; excellent entrance porch with paneled pilasters and sawn corner braces; end wall chimneys; rendered stucco wallcovering.

Rear elevation retains low gambrel roof with shed dormers and later dormer in upper section of roof, with some alteration to the location of the lower dormers. Massive end wall chimneys frame the rear elevation, and there is a later chimney between the second and third bays of the six bay facade.

Excellent wood paneling, chimney closets, window seats and trim in NW corner room, with later marble mantel.

**RELATED STRUCTURES: (Describe)**

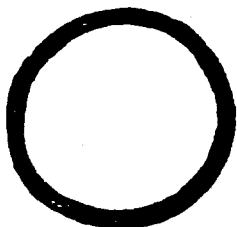
See wing at 12 Francis Street.

**STATEMENT OF SIGNIFICANCE:**

Possibly used as school in late 17thC, becoming dwelling for either James or Henry Donaldson, important Annapolis merchants during 1720s and 30s. Leased to Charles Steuart in 1773, who sublet to a number of innkeepers, the first, Isaac McHard running a tavern and boarding house known as "The Sign of the Indian King." Became printing shop after 1782, then housed shops and other commercial uses until sold by St. John's College in the mid 19thC, when it reverted to mixed retail and residential use. Excellent Colonial structure, altered during the mid 19thC but retaining its architectural importance, enhanced by successful combining of two styles. Critical to streetscape and of great importance as a type.

**REFERENCES:**

**MAP: (Indicate North In Circle)**



**SURROUNDING ENVIRONMENT:**

Open Lane( ) Woodland( ) Scattered Buildings( )  
Moderately Built Up( ) Densely Built Up(✓)  
Residential( ) Commercial( )  
Agricultural( ) Industrial( )  
Roadside Strip Development( )  
Other:

**RECORDED BY:**

Russell Wright

**ORGANIZATION:**


Historic Annapolis, Inc

**DATE RECORDED:**

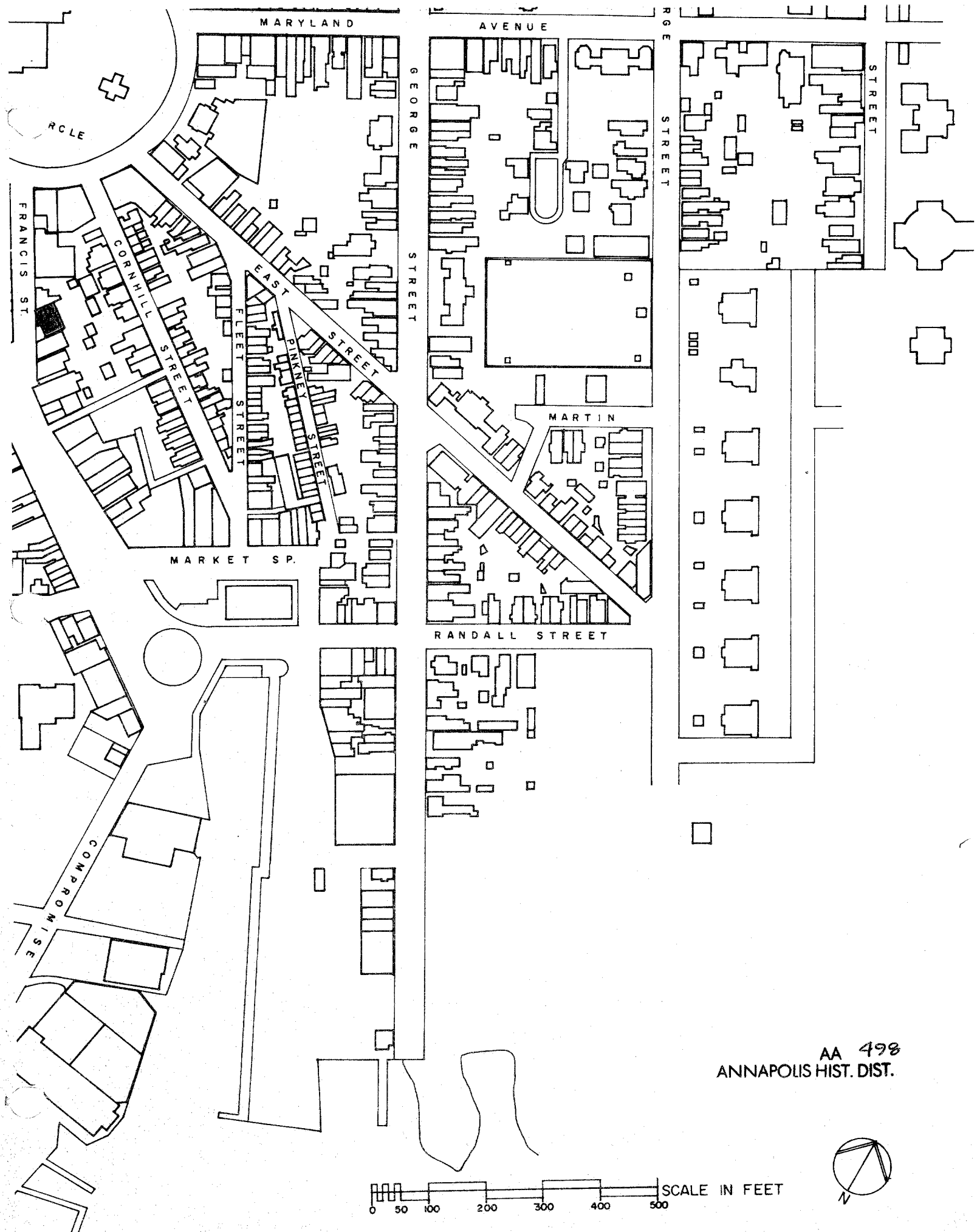
Aug. 1983

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Form 10-445  
(5/62)

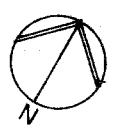
1. STATE Annapolis, Maryland		HISTORIC AMERICAN BUILDINGS SURVEY	
COUNTY		INVENTORY	
TOWN	VICINITY	2. NAME Kentish Inn / ANTHONY WORKMAN HOUSE	
STREET NO. 10 Francis Street		DATE OR PERIOD 1694? 1696?	
ORIGINAL OWNER		STYLE Victorianized Colonial	
ORIGINAL USE inn		ARCHITECT	
PRESENT OWNER Max Rubin		BUILDER Governor Nicholson (?)	
PRESENT USE residence/photo studio		3. FOR LIBRARY OF CONGRESS USE	
WALL CONSTRUCTION brick			
NO. OF STORIES two			
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION		OPEN TO PUBLIC	
<p>One of Annapolis' most interesting structures, the Kentish Inn (Workman House) was built in 1694 and is important historically and architecturally. The main block (there is a wing - 12 Francis Street) is brick with double massive end-chimneys. The facade has been Victorianized covered with stucco, scored to look like masonry, a 19th C. porch added, and well as a Victorian bay window and other embellishments such as the Victorian cornice. Quite handsome in its present state, the Kentish Inn is a definite must for preservation; with enough information and remaining early features, restoration would be worthwhile. King William's School, forerunner to St. John's, was started in the Kentish Inn.</p>			
		Exterior good	
6. LOCATION MAP (Plan Optional)		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages)		9. NAME, ADDRESS AND TITLE OF RECORDER	
INTERVIEWS, RECORDS, PHOTOS, ETC.			
Ridout Survey Historic Annapolis, Inc. Prof Norris, etc.		William D. Morgan Columbia University New York City	
		DATE OF RECORD August 14, 1967	

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



AA 498  
ANNAPOLIS HIST. DIST.

0 50 100 200 300 400 500 SCALE IN FEET







762

AA-498

✓ PHOTOGRAPH BY  
WILLIAM D. MORGAN

10 Francis ST  
8/14/67



10 Francis

AA 498

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

SW Elevation/camera facing NE